



Unlimited | Sotheby's  
INTERNATIONAL REALTY

## 36 WARREN AVENUE MILTON

OFFERED AT \$650,000

3 BED | 1.5 BATH | 1296 SQ.FT

[36WARRENAVE.COM](http://36WARRENAVE.COM)

exclusively listed & marketed by



MELONY SWASEY  
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## NEAR MILTON'S PINE TREE BROOK

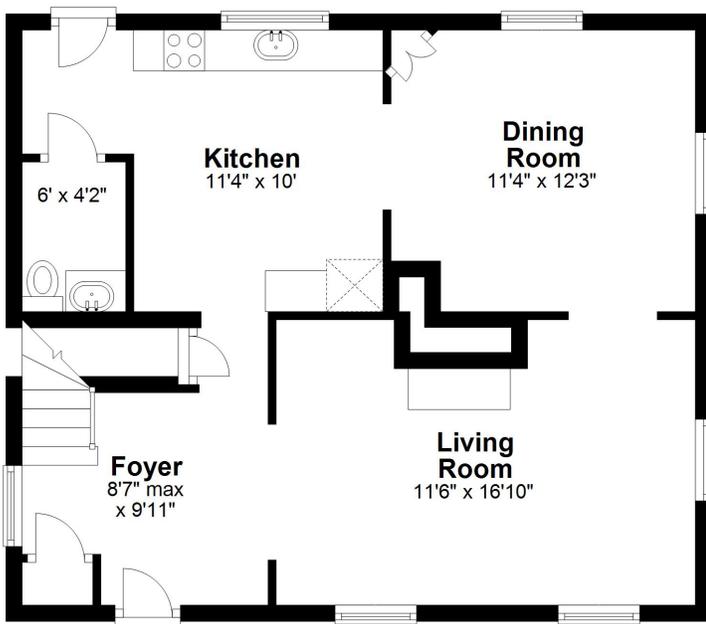
Commune in nature from this 4-bed, 1.5-bath home. On a rare 9,000 sq.ft. lot, while offering easy access into Boston. The living room presents a wood-burning fireplace and built-in cabinetry. Appointed for a baker/chef, the kitchen looks out to a sprawling yard with mature trees, raised beds, perennials and ornamental trees. Upstairs, 4 bedrooms and a full bath with marble radiant-heated floor.

Additional features include:

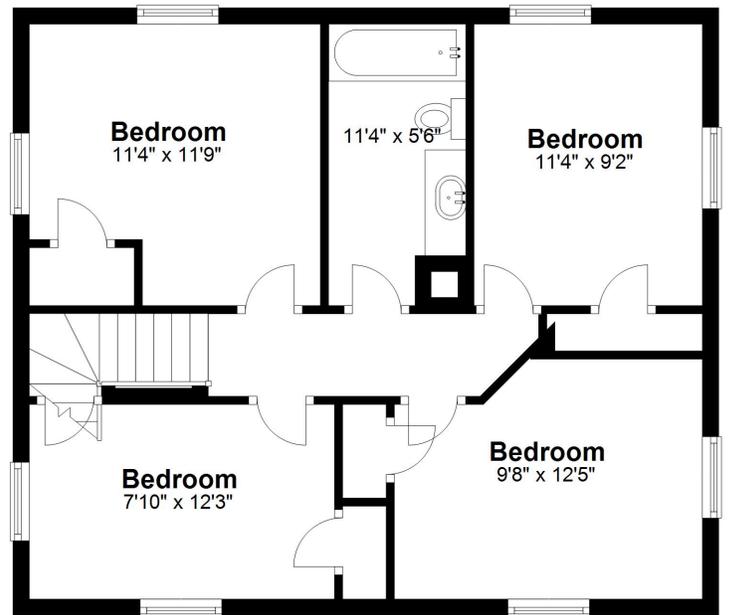
- Two-car garage
- Mini-split cooling on main level
- Fisher & Paykel and Bosch appliances
- Blocks to Popes Pond, Kelly Field, Turners Pond
- Half mile to Red Line trolley in Mattapan Sq.
- Two miles to Blue Hills Reservation
- Served by Tucker Elementary

# FLOOR PLAN

First Floor

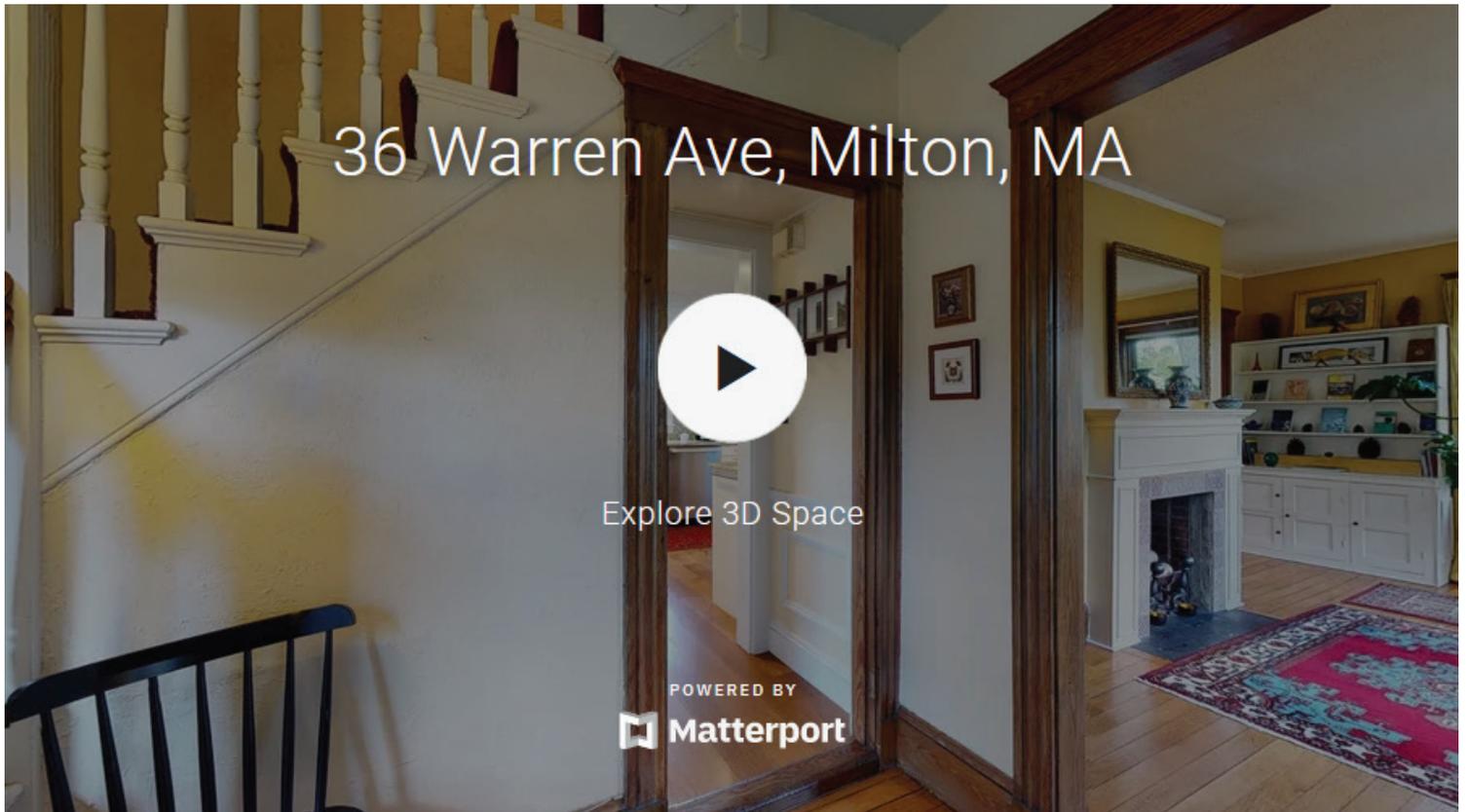


Second Floor



Dimensions are estimates, used for representation purposes only.

# 3D MATTERPORT TOUR



# NOTES FROM THE SELLER

## THE NEIGHBORHOOD + NEARBY

- Half mile to Red Line trolley in Mattapan Square
- Quick access to I-93
- Blocks to Pope's Pond, Kelly Field, and Turners Pond
- One mile to Milton Public Library
- Annual neighborhood block parties
- Two miles to trails, swimming, and skiing at Blue Hills Reservation
- Served by Tucker Elementary, Pierce Middle School, and Milton High School

## ABOUT THE HOME

- Parking: two-car detached garage and driveway parking
  - On-street parking requires permit for overnight parking
- Outdoor space: spacious 9,000 sq.ft., 1.5-width lot includes:
  - Backyard and landscaped front and side yards featuring raised garden beds, flowering perennials, and stone hosta garden
  - Mature oak pine hemlock, dogwood, maple and apple trees
  - Mature ornamental bushes, including rhododendron, azalea, apple, plum, lilac and mulberry
- Cooling: LG mini split in the dining room cools entire first floor
- Systems: hot water heater (2017); oil-fired boiler (2006)
- Appliances:
  - Fisher & Paykel refrigerator (2005)
  - Electric glass-top stove (2007)
  - GE Monogram stove (2007)
  - Bosch dishwasher (2016)
  - Whirlpool Duet washer (2011); age of dryer unknown
- Storage: basement
- Insulation: attic insulation added 10 years ago
- Roof: asphalt, age unknown
- Flooring:
  - First floor dining room, kitchen and bathroom: engineered hardwood with oak finish (2018)
  - Upstairs full bath: marble radiant-heated floor
  - Remainder of the flooring, including under carpeting, is birch plank wood
- Disclosures: automatic garage door opener is quirky below 40 degrees; oven convection setting no longer works; oven missing one knob; no gas at the property, although there are gas lines at the street
- Property tax: \$6,715



**MLS # 72669570 - New  
Single Family - Detached**

**36 Warren Avenue** List Price: **\$650,000**  
**Milton, MA 02186-1547**  
**Norfolk County**  
 Style: **Colonial** Total Rooms: **7**  
 Color: Bedrooms: **3**  
 Grade School: **Tucker** Bathrooms: **1f 1h**  
 Middle School: **Pierce** Master Bath: **No**  
 High School: **Milton HS** Fireplaces: **1**  
 Handicap Access/Features:  
 Directions: **Blue Hills Parkway to Warren Ave**

**Remarks**

**Commune in nature from this 4-bed, 1.5-bath home near Milton's Pine Tree Brook. On a rare 9,000 sq ft lot, while offering easy access into Boston. The living room presents a wood-burning fireplace and built-in cabinetry. The dining room delights with a vintage built-in hutch and ceiling-height cabinet. Appointed for a baker-chef, the kitchen includes an electric glass cooktop, Fisher & Paykel and Bosch appliances, wall oven, and ample drawer storage. From the kitchen sink, peer out to twin oak trees. A half bath and ductless cooling complete this level. Upstairs, four bedrooms and a full bath with marble radiant-heated floor. In the basement, a bonus "spa" room with clawfoot soaker tub. And the yard... take refuge among mature trees from pine to dogwood. Enjoy raised beds, perennials and ornamental plum and apple trees. Two-car garage. Blocks to Popes Pond, Kelly Field, Turners Pond. Escape into the Blue Hills in 2 mi. Half mile to Red Line trolley in Mattapan Sq. Near Tucker Elementary.**

**Property Information**

Approx. Living Area: **1,296 Sq. Ft.** Approx. Acres: **0.21 (8,999 Sq. Ft.)** Garage Spaces: **2 Detached, Garage Door Opener**  
 Living Area Includes: Heat Zones: **1 Hot Water Baseboard, Hot Water Radiators, Oil** Parking Spaces: **2 Off-Street**  
 Living Area Source: **Public Record** Cool Zones: **1 Ductless Mini-Split System** Approx. Street Frontage:  
 Living Area Disclosures: **Public record lists 3 bedrooms; functionally there are 4. Clawfoot tub is in unfinished basement.**  
 Disclosures: **ALL SHOWINGS AND OPEN HOUSES ARE BY APPOINTMENT ONLY. Review/sign attached COVID showings protocol.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	17X12	Fireplace, Closet/Cabinets - Custom Built, Flooring - Wood
Dining Room:	1	12X11	Closet/Cabinets - Custom Built, Flooring - Wood
Kitchen:	1	11X10	Flooring - Wood
Master Bedroom:	2	11X12	Flooring - Wood
Bedroom 2:	2	11X9	Flooring - Wood
Bedroom 3:	2	12X10	Flooring - Wood
Bedroom 4:	2	12X8	Flooring - Wood
Bath 1:	1	6X4	Bathroom - Half, Flooring - Wood
Bath 2:	2	11X6	Bathroom - Full, Flooring - Marble
Laundry:	B	-	-
Foyer:	1	10X9	Closet

**Features**

Appliances: **Wall Oven, Dishwasher, Disposal, Refrigerator, Washer, Dryer, Cooktop - ENERGY STAR**  
 Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Bike Path, Conservation Area, Highway Access, Public School, T-Station**  
 Basement: **Yes**  
 Beach: **No**  
 Exterior Features: **Porch, Fruit Trees, Garden Area**  
 Flooring: **Wood, Marble, Engineered Hardwood**  
 Foundation Size:  
 Foundation Description: **Fieldstone**  
 Hot Water: **Electric**  
 Lot Description: **Level**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer Utilities: **City/Town Sewer**  
 Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
 Exclusions:  
 Home Own Assn:  
 Lead Paint: **Unknown**  
 UFFI: Warranty Features:  
 Year Built: **1915** Source: **Public Record**  
 Year Built Description: **Actual**  
 Year Round:  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Tax Information**

Pin #: **M:D B:013 L:50**  
 Assessed: **\$511,800**  
 Tax: **\$6,715** Tax Year: **2020**  
 Book: **21757** Page: **430**  
 Cert: **14450**  
 Zoning Code: **RC**  
 Map: Block: Lot:

**Office/Agent Information**

**Office:** Unlimited Sotheby's International Realty (617) 522-2200  
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*Your real estate expert*

Melony Swasey and the Good Boston Living team represent clients who seek insightful advising for buying and selling homes in and around Boston.

For Melony, the joy in real estate sales is forging genuine relationships with her clients. Since 2010, she's worked closely with home buyers and sellers of all stages of life, guiding them to intelligent, winning decisions.

With a keen understanding of subtle market dynamics, Melony helps clients clearly define their needs in the context of the Boston area's fast-moving markets. Always thinking ahead, she loves to champion a clever, nimble plan. And her highly competent team fills in with thorough, thoughtful service.

With a degree in urban and regional studies from Cornell University's College of Architecture, Art and Planning, Melony settled in Boston's Jamaica Plain in 2004 and quickly fell for her neighborhood, city and region.

Engaged in the community, Melony chairs the board of trustees of The Eliot School of Fine and Applied Arts, a nearly 350-year-old nonprofit that teaches woodworking, painting and other manual arts to people of all ages and backgrounds--from its 1830s schoolhouse as well as in public schools and community centers throughout Boston.